

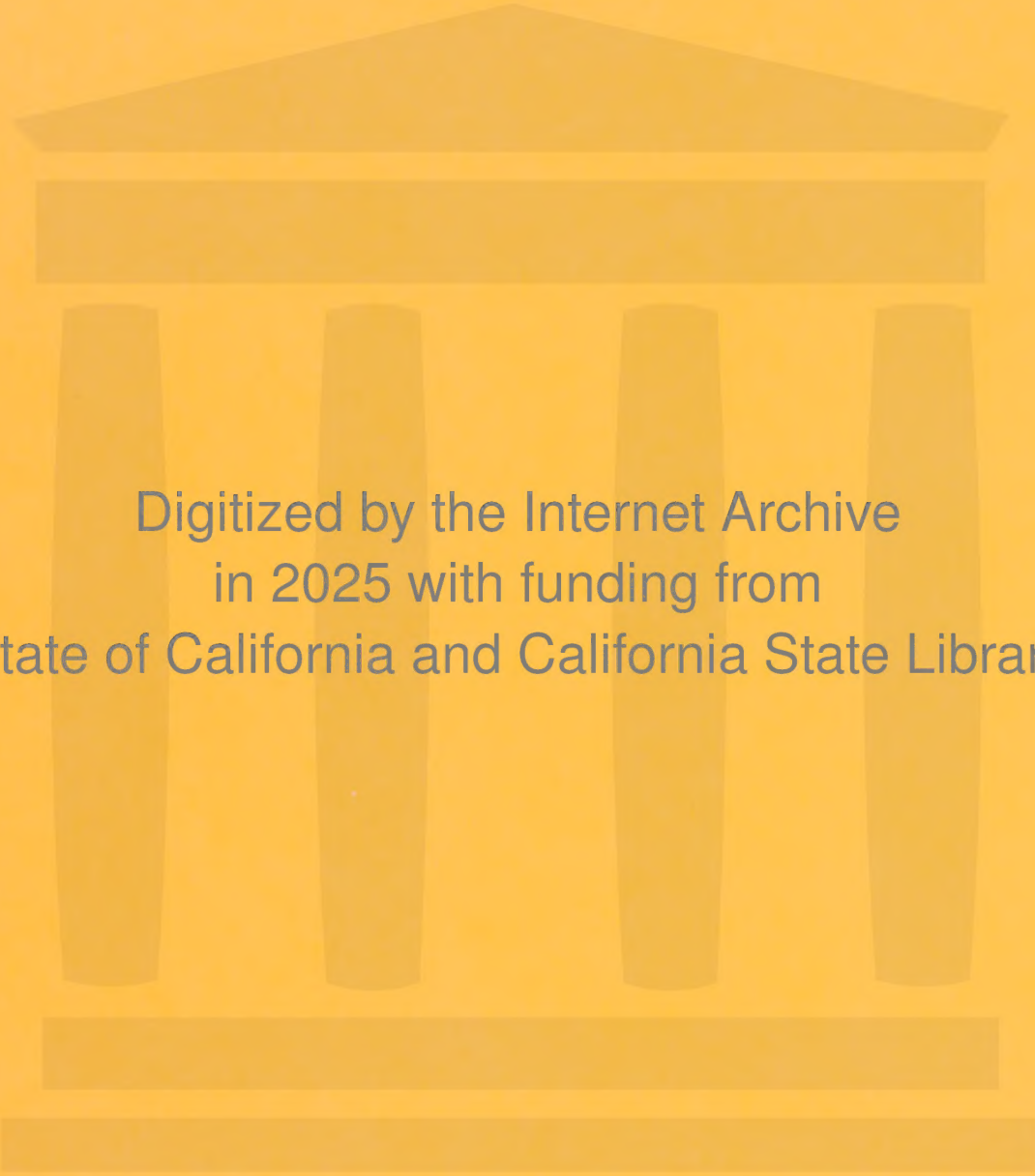
CLEAR CREEK AREA PLAN
GENERAL PLAN AMENDMENT
GPA-7-84

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

NOV 15 1993

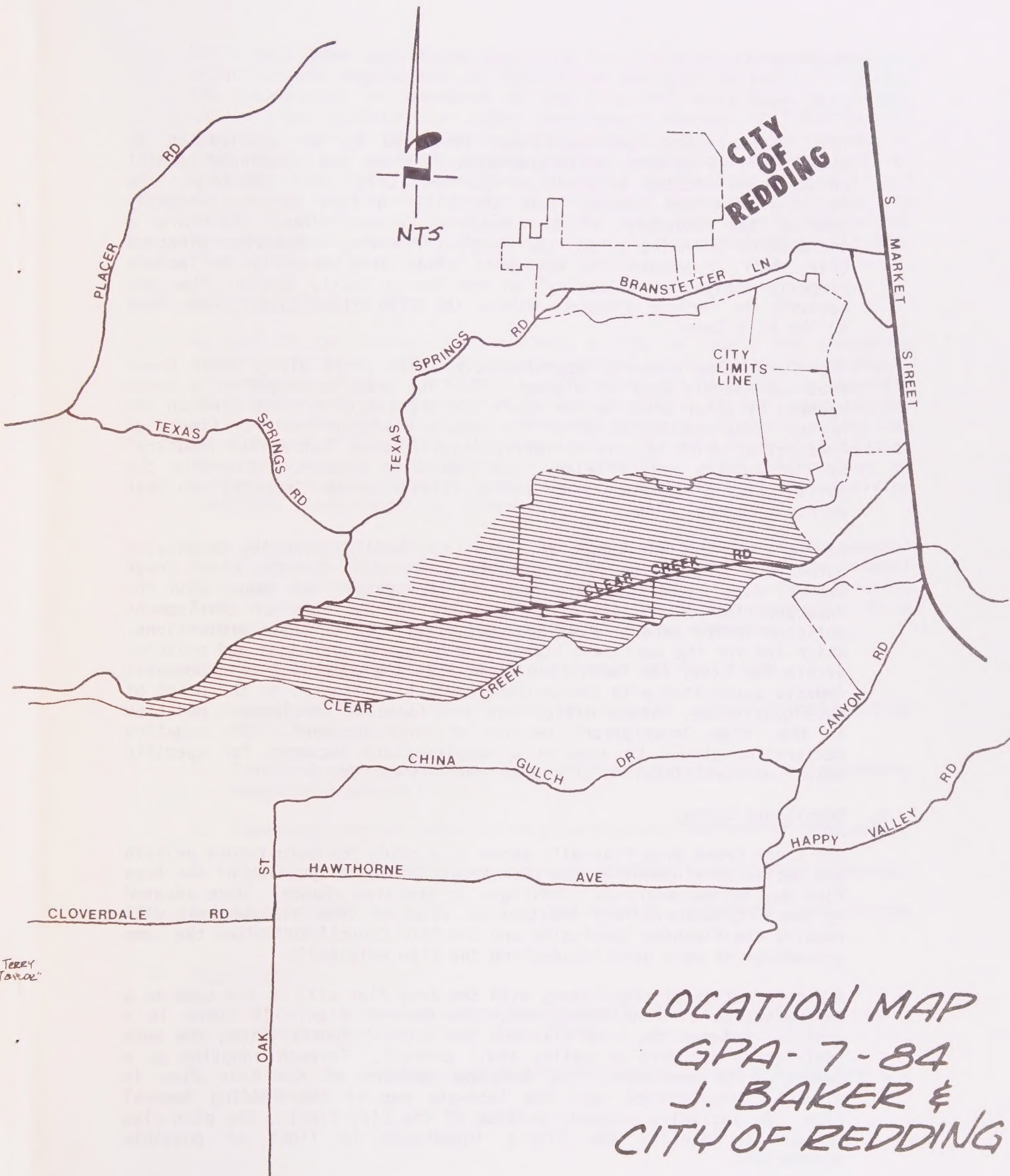
UNIVERSITY OF CALIFORNIA

Adopted by the Redding City Council
September 17, 1984
Resolution No. 84-209



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124911605>



I. INTRODUCTION

A. Background

This general plan amendment was initiated by an application to establish a 20 MW wood-fueled cogeneration plant and associated sawmill on 80 acres located adjacent to the west City limit boundary. The facility site was annexed into the City in 1983 but is currently outside the boundary of the Redding General Plan. To form a coordinated planning area, the Redding Planning Commission directed City staff to expand the amendment study area westerly to include property designated "Industry" on the Shasta County General Plan and easterly to include property within the City along Clear Creek Road to the ACID Canal.

The study area contains approximately 1,915 acres along Clear Creek Road immediately west of Highway 273. The area is shaped as a swath bounded by Clear Creek on the south and the toe of a ridge line on the north. Nine hundred acres of the area are within the City limits of Redding, of which 255 are currently classified as "Extractive Industry" by the Redding General Plan. The remaining property is within the jurisdiction of Shasta County and is classified as "Industry" on that agency's General Plan.

At their meeting of August 14, 1984, the Redding Planning Commission authorized preparation of a negative declaration for the Clear Creek General Plan Amendment. The negative declaration was based upon the incorporation of mitigating protections in the form of development policies in the General Plan document itself. With these protections, which are for the most part standard development practices and policies within the City, the Commission found that the potential environmental impacts associated with the project could be mitigated to the point of no significance. These mitigations are found as development policies in the "Plan Description" section of this document. The negative declaration should be used as a supplementary document for specific detail on identification of impacts and mitigations.

B. Regulatory Status

The Clear Creek Area Plan will serve as a guide for both future private and public development in the plan area. Periodic updating of the Area Plan may be necessary as conditions in the area change. Once adopted by the City Council, any addition or deletion from the document will require the Planning Commission and the City Council to follow the same procedures as were used in adopting the plan originally.

A determination of consistency with the Area Plan will be the same as a determination of consistency with the General Plan. If there is a conflict between the Area Plan and the overall General Plan, the more restrictive standard or policy shall prevail. Through adoption as a General Plan amendment, the land-use pattern of the Area Plan is directly incorporated into the land-use map of the Redding General Plan. By including property outside of the City limits, the plan also serves to identify the City's intentions in light of possible annexations.

While this plan sets forth proposals for implementation, it does not establish new regulations or legislation nor does it rezone property. The preparation or amendment of any City ordinance such as zoning, subdivision, building, or other development control must be enacted separately through the regular legislative process. In the absence of such regulations or when already adopted regulations clearly conflict with the Area Plan, the policies continued on the Area Plan shall act as a guide for the development of public and private projects and the making of findings of consistency until such time as new regulations are adopted to implement the plan. Regulations contained in the Area Plan do not apply outside of the City limits.

C. Nature of the Area Plan

As part of the General Plan process, a city or county may choose to prepare area plans (also called area general plans, neighborhood plans, or community plans). Area plans, which are not the same as specific plans described in Government Code Section 65450, et seq., are adopted as part of the general plan in the same manner as elements. They can be adopted for the entire planning area or for only a small portion as the need arises. Area plans allow specific, local application of jurisdiction-wide policies and create a local forum for resolving conflicts among competing interests.

Area plans can be used to further the goals and policies of the General Plan. Essentially, area plans are a further refinement of the General Plan and the implementation of its goals, objectives, and standards from a general context to a more precise development context. At a minimum, area plans should include the following elements.

1. Location of and standards for land uses and facilities.
2. Locations and standards for streets or other transportation facilities.
3. Standards for population, density and intensity, and any necessary supporting services.
4. Standards for the conservation, development, and use of resources.
5. Provision for implementing the nine mandated General Plan elements.
6. Adoption of specific goals, performance standards, and design criteria.

D. Objectives

The following objectives were determined to be of overriding concern in developing the Clear Creek Area Plan:

1. Protect the existing and future residential uses adjacent to the plan area.

2. Preserve the gravel resources of the area for near and distant future utilization.
3. Protect the aesthetic value and natural life form attributes of Clear Creek.
4. Promote coordination with the Shasta County General Plan.

E. Assumptions

The major assumptions made as part of the preparation of this plan are as follows:

1. Based upon the location, physical characteristics, parcel sizes, and existing land uses of the plan area, there will be continuing pressure for general industrial development.
2. Public sewer and water utilities can be extended into the plan area and the Regional Sewer Service boundary will be amended during the life of this plan.
3. With proper development controls, general industrial development can be accommodated while still taking advantage of the area's gravel resources.
4. Impacts from industrial development in the area can be mitigated to a reasonable level.

II. AREA PLAN DESCRIPTION AND POLICIES

A. Land Use

The Clear Creek Area Plan consists of only two land-use designations, "General Industry" and "Greenway," as depicted on the attached map. This results from the relatively small size of the project area, the consistency of land formation characteristics within the area, existing land uses, and the nature of the County Plan outside of the City.

1. General Industry

General Industry includes the whole spectrum of manufacturing and fabrication uses, warehousing, service centers, and outdoor storage activities. Typically, industrial zones, unless rigidly controlled, also contain heavy-commercial-type uses such as truck repair. The City and County General Plan descriptions of their respective Industrial classifications are essentially the same.

As proposed by this Area Plan, the Shasta County General Plan also designates the entire study area as "Industry" with the exception of Clear Creek itself. There are several characteristics of the study area that make the plan area amenable to industrial development. These characteristics are the isolation of the area created by Clear Creek and adjacent hillsides providing a buffer from adjacent residential classifications; relatively level terrain; large parcel sizes; access to Highway 273; and the feasibility of City utility extensions.

In spite of the physical isolation of the plan area as described above, protection of adjacent residential properties is a paramount concern and objective of the plan. The industrial uses described typically have the potential to create nuisances relating to noise, light, dust, odor, vibration, and appearance. The potential for conflicts is lessened by the adjacent hillsides providing buffering and relatively low-density residential development due to steep slopes and lack of public sewer and water systems. Regardless of this effect, the plan contains specific policies intended to eliminate as much as feasible, industrial use/residential conflicts. Also of concern is the impact upon Clear Creek.

Policies

- 1a. Amend the City of Redding Zoning Ordinance to create a new industrial district containing specific performance standards designed to eliminate industrial nuisance features and protect the aesthetic quality of the Clear Creek corridor.
- 1b. During the interim period between adoption of the Area Plan and establishment of new zoning regulations as prescribed by Policy 1a, the following performance standards and development restrictions for new development shall apply:

Prohibited Uses: Auto-wrecking yards, metal-salvage yards, paper recycling, outside storage yards excluding mineral storage unless the storage is in conjunction with a use allowed by a use permit, and all residential except temporary quarters for a night watchman.

Minimum Building and Outdoor Storage Setback: 30 feet from Clear Creek Road and 100 feet from any residential district and 50 feet from the 100-year flood plain along Clear Creek.

Minimum Site Area and Width: Twenty acres without an approved gravel extraction plan, provided greater area may be required to meet sewage disposal and well standards. Five acres after gravel extraction is completed or an extraction plan approved, provided greater lot sizes may be required to meet sewage disposal and well standards and areas subject to a 100-year flood on Clear Creek are not counted to determine minimum area. The minimum lot width shall be 400 feet provided flag lots may be developed with at least 40 feet of frontage on a public street.

Noise: With the exception of normal vehicular traffic, allowed uses shall not create increases in the ambient daytime and nighttime noise levels in residential districts or unique and discernable noises that would be intrusive or disturb sleep. Noise on property lines adjacent to residential areas shall not increase the ambient noise level by more than 3 decibels as measured in any 15-minute day monitoring period nor more than 2 decibels in any nighttime monitoring period. Peak noise levels shall not exceed the maximum noise allowed by more than 3 decibels once in any one measuring period. Noise levels on adjacent commercial or industrial properties shall not average more than 70 decibels during any one-hour testing period as measured at the property line between industrial parcels from 7 a.m. to 10 p.m. and 60 decibels from 10 p.m. to 7 a.m. All off-highway vehicles shall be muffled and shall not exceed the noise-energy-level standards contained in the California Vehicle Code.

The following activities shall be considered exempt from the noise-level regulations:

1. Noise not directly under control of the property owner or lessee of the property.
2. Noise created as a product of new construction or equipment maintenance between 6 a.m. and 10 p.m.
3. Noise from safety signals or time devices not occurring more often than three times per day that do not exceed the ambient noise level by more than three decibels as measured at the property line.
4. Noise from shipping and receiving activities when not a regular function of the use itself.

Landscaping and Signs: Prior to issuance of a building permit, a landscaping and sign plan shall be subject to approval by the Planning Director. A minimum of 5 percent of the utilized area shall be landscaped including a 20-foot-wide planter along the entire width of any street frontage whenever any building, parking, or storage area is established with 40 feet of public street. As a minimum standard, landscaping along Clear Creek Road and adjacent to any residential district shall incorporate the use of sodded or otherwise landscaped berms and tree planting designed to provide a buffer between the property line and the industrial activity. As an alternative to formal landscaping and when building, storage or parking are not to be within 40 feet of any public street, an 8-foot-high cobble berm shall be developed adjacent to the street right of way. All signs shall be monument signs not exceeding 200 square feet in area or a height of 10 feet above grade. Nonappurtenant signs shall be prohibited. Real-estate signs advertising a property for sale or lease shall not exceed 32 square feet.

Light and Glare: Buildings and roofs shall be of non-reflective materials and colors. All assembly-line welding or other activities creating a flash-type light shall be conducted so as not to be visible through building openings or out in the open. All high-intensity on-site lighting shall be shielded so that the source of illumination is not visible from adjacent residential properties. Light from moving vehicles and temporary outside maintenance activities shall not be subject to the shielding requirement.

Dust: All internal roadways and parking areas shall be paved with an asphalt or concrete material. Exceptions to paving may be made by use permit for mineral extraction, aggregate plants, lumber processing, or other land and storage-intensive uses where heavy equipment is the prevalent use. Such uses shall be required to use a dust palliative or provide constant watering on all unpaved traveled areas. All outdoor storage areas not improved with an impervious surface shall be sustained with gravel to reduce dust. Prior to development, all uses shall procure a permit from the Shasta County Air Pollution Control District or a letter stating that said permit is not required.

Screening: All outdoor storage or mineral mining areas shall be screened from view by an eight-foot-high earth or cobble berm when within 100 feet of a public street. To protect views from surrounding ridges, wind breaks or screen rows shall be developed along those property lines generally paralleling Clear Creek Road. Trees that can be used include evergreen or trees native to the site and shall be of a species which will reach a minimum of 30 feet in height when mature.

Building Height: The maximum building height shall be 60 feet provided use permit may be approved for tower, poles, or similar structure of greater height.

Utilities: Any building or structure constructed within 50 feet of any public street shall have underground electric, telephone, or cable service.

Emissions: All uses shall place on file with the City Planning Department a copy of any permit required and obtain from the Shasta County Air Pollution Control District or the Shasta County Health Department.

Odors: No annoying odors shall be readily detectable beyond the property line.

Vibration: No vibration shall be detectable without instruments at the property line.

Fences: When fences are proposed to be constructed, they shall meet the following requirements:

1. Maximum height - 8 feet.
2. Setback from Clear Creek Road - 20 feet.
3. Gate setback from Clear Creek Road shall be sufficient to accommodate vehicles to prevent projection of trucks into the street in order to open a gate.
4. Barbed wire shall not be located within 20 feet of any public street nor project across any property line.

Truck Loading: All truck loading shall have access off private property and not utilize a public street for direct access.

Electromagnetic Interference: No use should produce electromagnetic interference with normal radio or television reception in residential districts or with the function of electronic equipment beyond the property line.

Toxic or Noxious Matter: Compliance with all applicable regulations and storage in a manner that will not contaminate ground water, surface water, or the land.

Radiation: Compliance with all applicable regulations.

Heat and Humidity: No nuisance beyond the property line.

Fire and Explosive Hazards: Compliance with all applicable regulations and no storage within 300 feet of a property line.

Liquid and Solid Wastes: Compliance with all applicable regulations.

Parking: To be provided in accordance with the Redding City Code, including shade trees.

2. Greenway

Greenway is natural open space, and in the case of this Area Plan consists of Clear Creek itself and its associated riparian habitat. The "Greenway" designation of the Clear Creek Plan consists of the 100-year flood plain of Clear Creek based upon the draft FEMA map prepared for Shasta County. The basic intent of this designation is to maintain the natural flora and fauna of the area. Of particular concern is the Clear Creek fishery. Greenways also benefits a plan area by providing relief from urbanization, buffering various land-use activities, and can be used for a trail system or other passive recreational uses. Because of

these values, greenways should not be urbanized or defaced, however, some public access should be maintained. In this case, it is hoped that Clear Creek in future plans will become a linear community park serving the community and areas to the west and south.

Policies

- 2a. No structures shall be built within the 100-year flood plain of Clear Creek as shown on the most current flood insurance rate maps prepared by the Federal Emergency Management Agency. The floodway shall be designated on the Area Plan as "Greenway."
 - 2b. Dedication of open space consistent with the Greenway designation of the Area Plan shall be required as a condition of development approval on parcels adjacent to Clear Creek.
 - 2c. Any use contributing additional runoff to Clear Creek shall acquire a discharge permit from the Regional Water Quality Control Board prior to issuance of a building permit, to assure safe water quality for fish, people, or animals.
 - 2d. Vegetation along Clear Creek shall be retained to filter run off, cool the stream water, and prevent erosion.
3. Sewer and Water

The Area Plan does not include specific proposals for the provision of public sewer and water systems which are currently nonexistent within the plan area. It is expected that such services will be extended to the area either by the City of Redding or the Centerville Community Services District as development occurs. The cost may be born by the individual developer or a number of property owners through assessment districts. It is assumed that in the interim, individual wells and septic systems will be utilized as has occurred for existing development in the area.

Policies

- 3a. If public sewer and/or water is not available, prior to issuance of a building permit, a sewage disposal permit and well permit shall be procured from the Shasta County Department of Environmental Health.
- 3b. Upon extension of a public sewer or water line, any developed parcel within 100 feet of the utility line, utilizing a private sewage disposal or well system, shall be required to connect to the public service. Individual wells may be kept provided no interconnection occurs with a public water system and back-flow devices are installed.

- 3c. No parcel shall be allowed to develop without an adequate water source and fire flows available for fire protection as determined by the City Fire Marshal and in accordance with ISO standards for the type and extent of use proposed.
- 3d. The City should assist in the formation of assessment districts and establish special benefit fees to fund sewer and waterline extensions within the plan area.
- 3e. The City should enlarge the boundary of the Regional Wastewater Treatment facilities to include as much of the plan area as feasible, but restrict such service to only properties in the City.
- 3f. The development of industries with minimal sewer and water demands will be encouraged.

B. Traffic and Circulation

As the plan area develops, it is anticipated that the increased traffic on Clear Creek Road, in addition to through traffic between Highway 273 and underdeveloped land to the west of area, will warrant the widening of Clear Creek Road to four lanes. Of primary concern is the impact of additional vehicle trips at the intersection of Clear Creek Road, Westside Road, and Highway 273, which is intensified by the amount of truck traffic associated with industrial uses. This concern is in regard to the fact that the intersection is not signaled and its proximity to the Girvan Road and Westwood Avenue intersections with Highway 273.

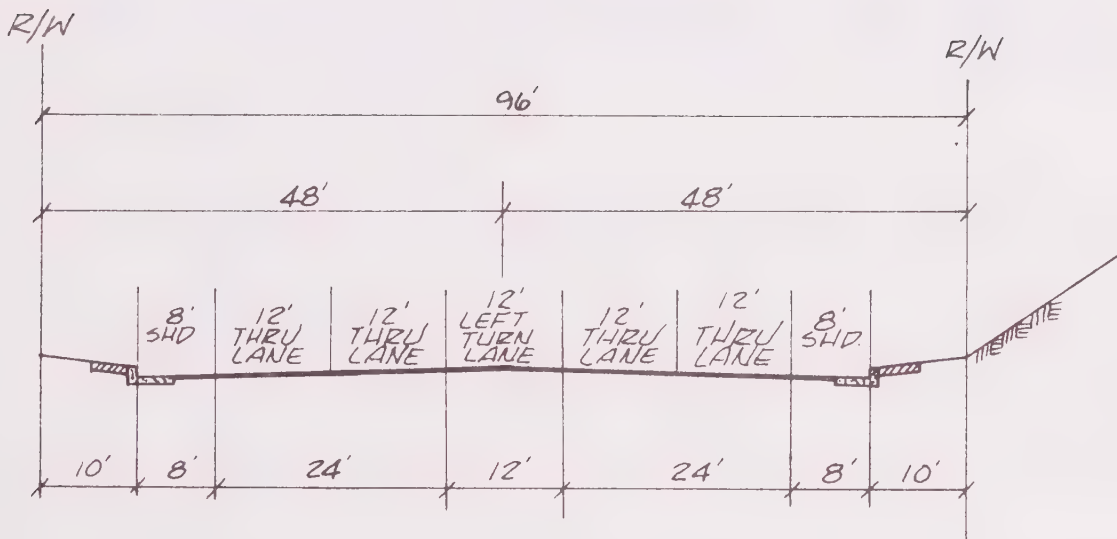
Clear Creek Road is designated to be a four-lane arterial on both the County and draft City General Plans, as depicted on Figure 1. In accordance with standard development policies, it is anticipated that the road will be widened and improved as development occurs in the area. Once ultimately improved, the right of way will accommodate traffic volumes as projected by the draft Redding Circulation Element.

More detailed studies are necessary to address the potential problems posed by the existing Clear Creek Road/Highway 273 intersection. The negative declaration prepared for the General Plan amendment noted the possibility of relocating the intersection further to the south across from Girvan Road. In regard to truck traffic, road widening and intersection improvements should include provision of turn lanes for large truck acceleration and deceleration at major intersections along Clear Creek Road.

Policies

- B1. As a condition of development approval, require right-of-way dedication and construction of full or partial improvements on Clear Creek Road in accordance with the Redding Circulation Element.

- B2. Prepare a study to determine what improvements are necessary at the intersection of Clear Creek Road and Highway 273 including a feasibility study to determine the necessity and practicality of relocating the intersection.
- B3. Establish an assessment district or special benefit district, encompassing both City and County jurisdictions, to fund necessary improvements at the Clear Creek Road/Highway 273 intersection including signalization.
- B4. Limit driveway cuts on Clear Creek Road to 1 per 800 feet or 1 per parcel with frontages less than 800 feet.
- B5. To prevent dirt and gravel from being tracked out onto Clear Creek Road, the 50 feet nearest to any street opening shall be paved.



GPA-7-84
FIGURE 1

C. Resource Protection

The plan area has a high natural resource value in the extensive gravel deposits located north of Clear Creek. The relative value of this mineral resource is increased due to the close proximity to the City reducing transportation costs and, thus, the price of the gravel, sand, or concrete mix. Although a General Plan designation of "General Industry" would permit gravel-removal operations, there is a concern that because general industrial uses would also be allowed, the gravel resources would be constructed over and, thus, lost. It is the intent of the Area Plan to recognize the value of the Clear Creek Area for both general industrial and extractive industrial uses. It is presumed that gravel extraction will be a viable use in plan area based upon the following assumptions:

1. Given the typical rate of industrial development, the current lack of sewer and water, and the vast size of the plan area and gravel deposits, there is an adequate amount of land for both general industrial uses and gravel mining far into the future.
2. Given the economic value of the gravel resource, itself, it is likely the market place will determine that certain parcels be used for mineral extraction rather than marginal industrial uses.
3. General industrial development does not necessarily create a loss of the resource as it will remain in the ground for future extraction if economics dictate.

Although these factors indicate that there will not be an immediate loss of the gravel resource and that conversion from what is now mainly gravel-removal operations and heavy commercial uses to industrial uses will be a gradual process, the following policy is intended to assure that the gravel resource is fully utilized to reduce the long-term costs of new development.

Policies

- C1. Prior to development of any parcel with permanent structural improvements where gravel has not or is not planned to be removed, a report shall be submitted by a registered geologist, civil engineer, or other qualified person evaluating the economic feasibility of extracting sand and gravel from the parcel to a depth of two feet above the water table. If the report concludes that such extraction is economically viable, the sand and gravel shall be utilized, removed, or stockpiled prior to development. The two feet required may be modified if an engineer provides written statement that a greater depth from water table is required to construct the proposed structure or the Health Department determines that a greater depth is required for installation of a septic system.

D. Nonconforming Uses

Uses which continue to be or which become nonconforming uses upon adoption of the Plan shall be subject to the provisions of the zoning ordinance regarding nonconforming uses. It is intended that ordinary maintenance and routine repairs can be made to a nonconforming building in accordance with the applicable provisions of the zoning ordinance.

All nonconforming commercial and industrial uses should be reviewed by the City or County prior to issuance of a permit for expansion or conversion to a different use, but no later than five years following adoption of the regulations implementing the area plan. A nonconforming structure "as distinct from nonconforming use" need not be reviewed unless application is made for a permit to expand the structure or change its use.

The purpose of the review should be to establish a schedule of improvements intended progressively to move the site development standards toward conformity with these regulations. A development agreement should be executed that specifies a schedule of improvements, the extent of permissible expansion, and the uses to which the property may be converted. The schedule for progress toward compliance with design standards should call for all required improvements to be completed within eight years. Failure to execute a development agreement should require denial of a permit to expand or convert a nonconforming use, and should require that the nonconforming use be eliminated within 20 years from the date of review.

Uses expressly deemed to be nonconforming are:

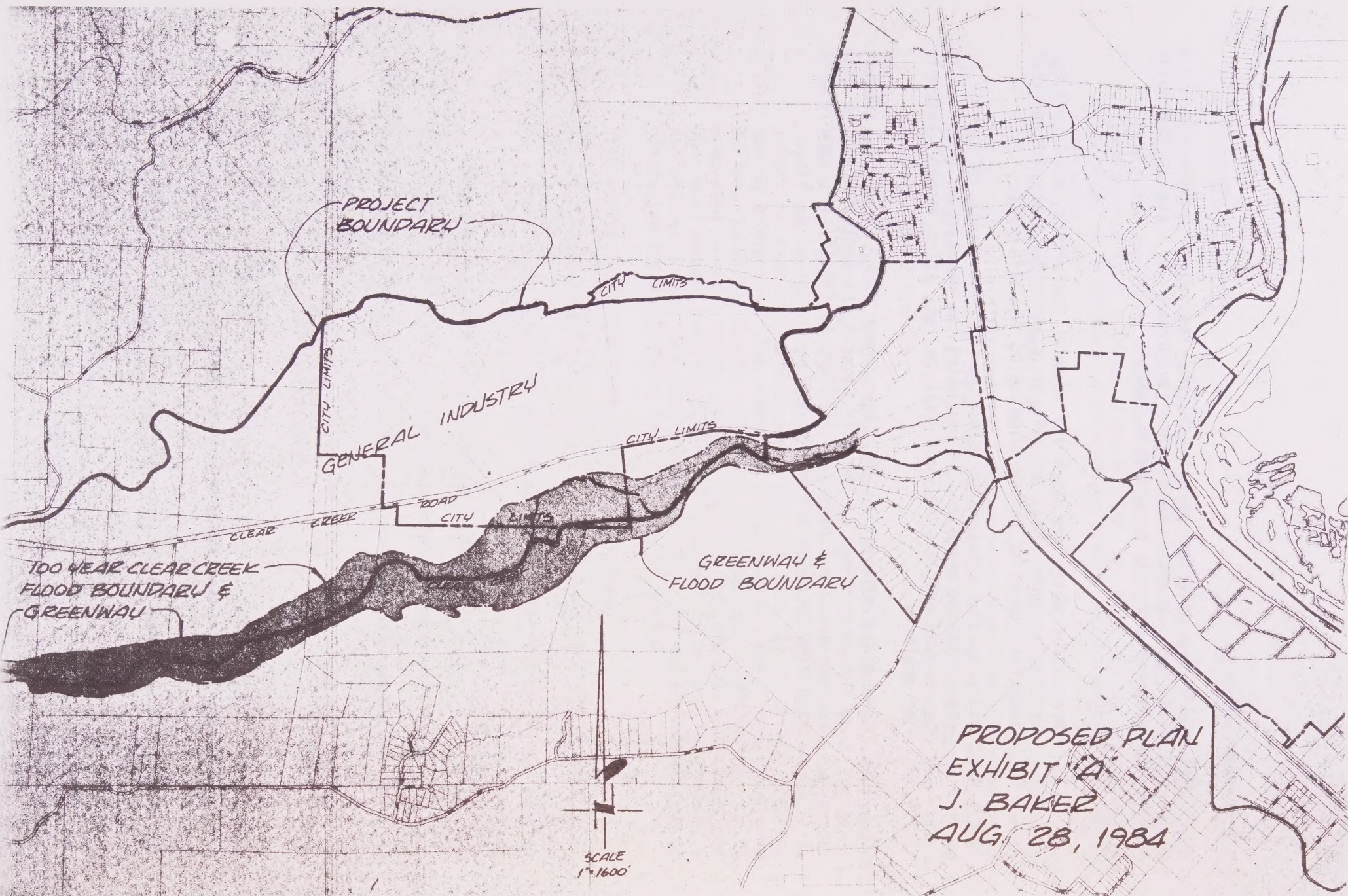
1. Residential uses.
2. Retail uses occupying more than one-quarter of the floor area of any building or site.
3. Wrecking yards or metal salvage yards.
4. Offices not in conjunction with permitted uses.
5. Outdoor storage not in conjunction with a permanent structure.
6. Mobilehomes.
7. Personal service establishment.
8. Bars or taverns.
9. Food services intended to serve more than just workers within this industrial area.
10. Places of public assembly, including churches, schools and recreation facilities.
11. Nonappurtenant signs.

E. Redevelopment

The following policies pertain to the leaving of properties in a valuable and useful condition in order to avoid expensive redevelopment projects or unusable land.

Policies

- E1. Properties which are used for mineral extraction, wood cutting, or similar uses shall be left in a reusable state for general industrial uses at the termination of the activity.
- E2. Prior to the issuance of a use permit for gravel extraction, a plan shall be submitted illustrating the quantity of material to be removed and how the land will be left after mineral recovery is completed.
- E3. Land mined adjacent to the Clear Creek flood plain may, subject to the concurrence of the City Council, be dedicated to the City as open space and park land if there is insufficient usable area remaining to allow use of the land.



U.C. BERKELEY LIBRARIES



C124911605

